

Case No. 14ZONE1031

Jacob School Senior Apartments



Planning/Zoning, Land Design & Development
November 11, 2014

Location

- 3670 and 3670 R
Wheeler Avenue
- Council District
15 - Marianne Butler



Case Summary / Background

- Change in zoning from R-5 to R-7
- Alley Closure
 - Renovation of Jacob School Building

Zoning/Form Districts

- Subject Property:

- Existing: R-5/TN
- Proposed: R-7/TN

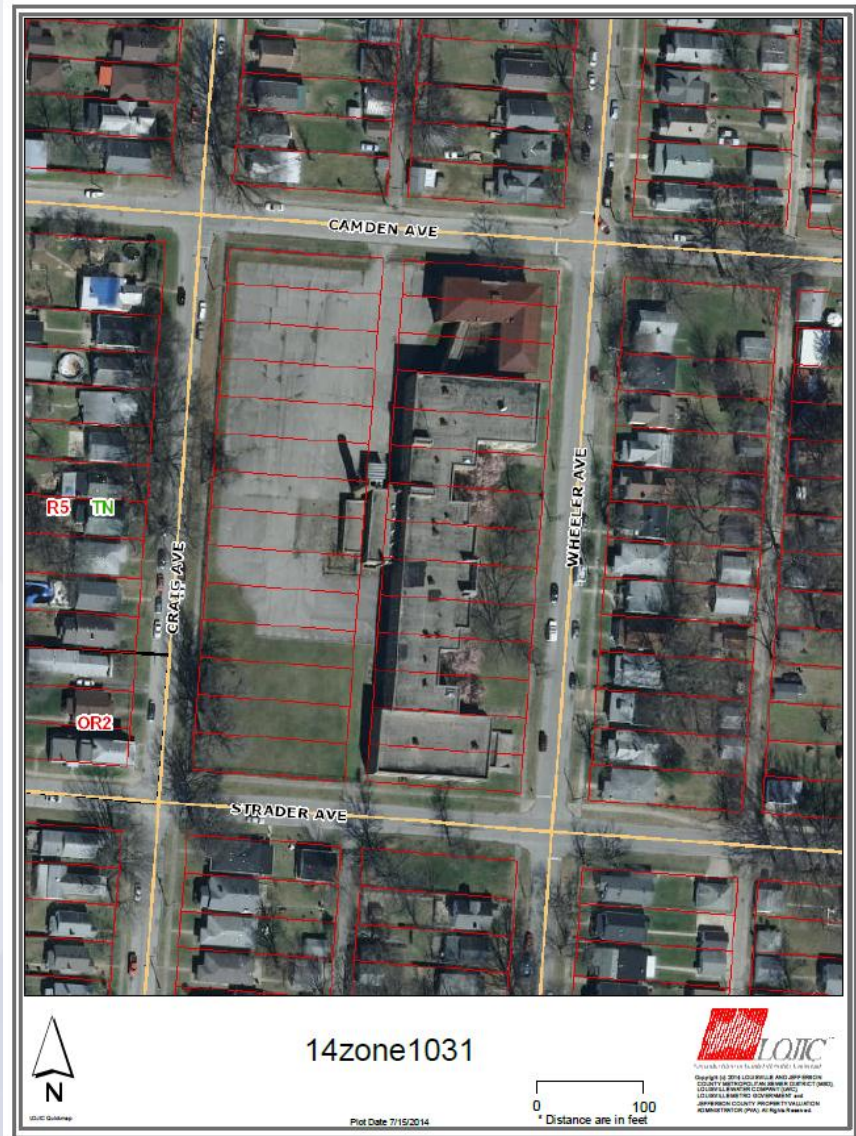
- Adjacent Properties:

- North: R-5/TN
- South: R-5/TN
- East: R-5/TN
- West: R-5 and OR-2/TN



Aerial Photo/Land Use

- Subject Property:
 - Existing: Vacant School
 - Proposed: Apartments
- Adjacent Properties:
 - North: Single Family Residential
 - South: Single Family Residential
 - East: Single Family Residential
 - West: Single Family Residential



Aerial Photo

Alley Closure



Site Photos-Subject Property



Site Photos-Subject Property



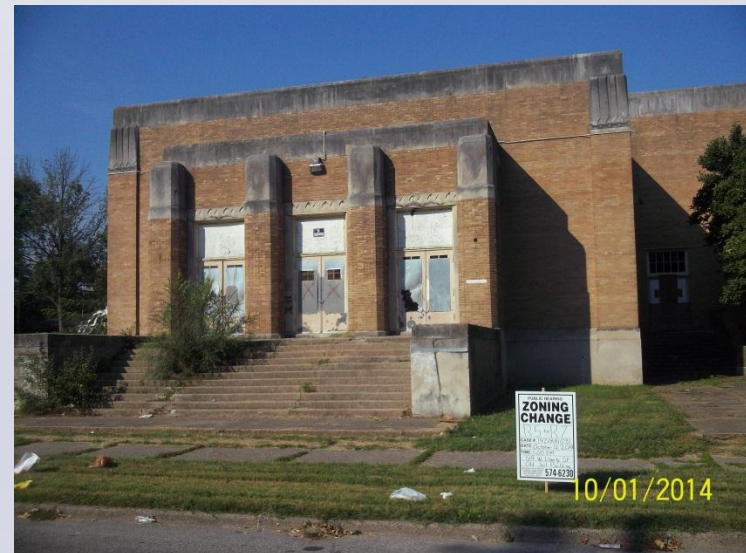
Site Photos-Subject Property



LOUISVILLE

14zone1031 and 14STREETS1010

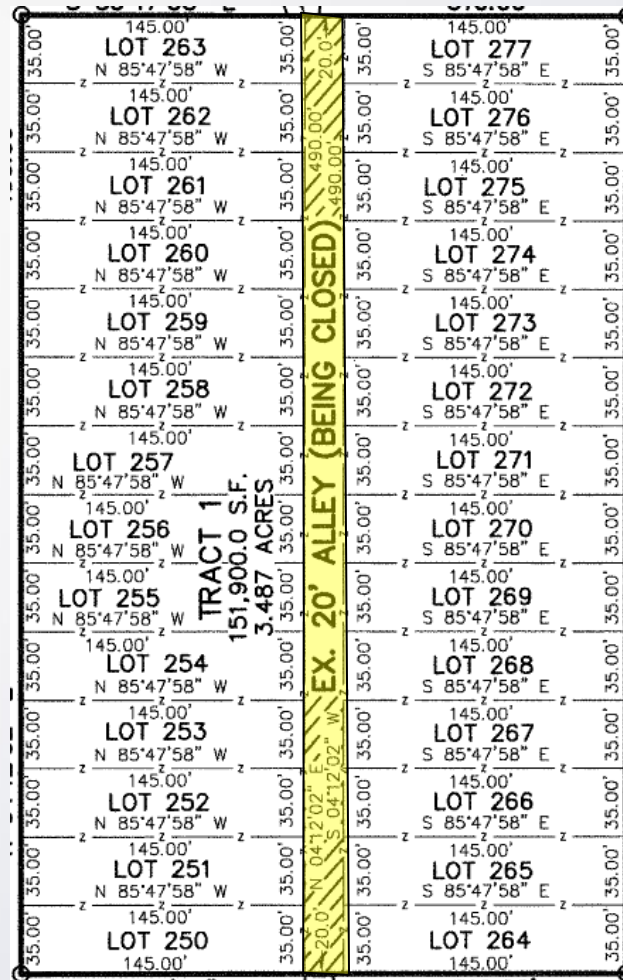
Site Photos-Subject Property



Site Photos-Surrounding Areas



Alley Closure Plat



NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CLOSE THE EXISTING 20' (UNIMPROVED) ALLEY AND TO CONSOLIDATE THE ALLEY AND THE 28 LOTS (250-277) INTO ONE TRACT OF LAND.
2. THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ELEVATION. PER FEMA'S FIRM MAPPING (21111C0056E).
3. THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.

SET 1/2" REBAR WITH CAP #3697
R/W RIGHT-OF-WAY

LOT ACRES:
EX. LOTS 250-277 = 1075.0 S.F. OR 0.117 ACRES (PER LOT)
ALLEY (BEING CLOSED) = 5,800 S.F. OR 0.225 ACRES
AFTER CONSOLIDATION AREA = 151,900 S.F. OR 3.487 ACRES

POINT OF BEGINNING: CAMDEN AVE. 60' R/W

TRACT 1
151,900.0 S.F.
3.487 ACRES

EX. 20' ALLEY (BEING CLOSED)
20.0' N 04°12'02" E S 04°12'02" W

GRAPHIC SCALE 1"=100'

Land Surveyor's Certificate
I hereby certify that the survey depicted by this plat was performed by persons under my direct supervision by the method of random traverse with side shots and the unadjusted precision ratio of the traverse was 1:79,413. The bearings, distances and traverse shown hereon were adjusted for closure. This survey meets or exceeds the minimum standards for a class "A" survey as established by the state of Kentucky, per 201 KAR 18:150 and in effect on the date of this survey.

Certificate of Approval
Approved this _____ day of _____, 2014.
Invalid if not recorded before this date:

By: _____
Louisville Metro Planning Commission
Approval subject to attached Certificates.
Special requirement(s): _____
DOCKET NO.: 14STREETS1010

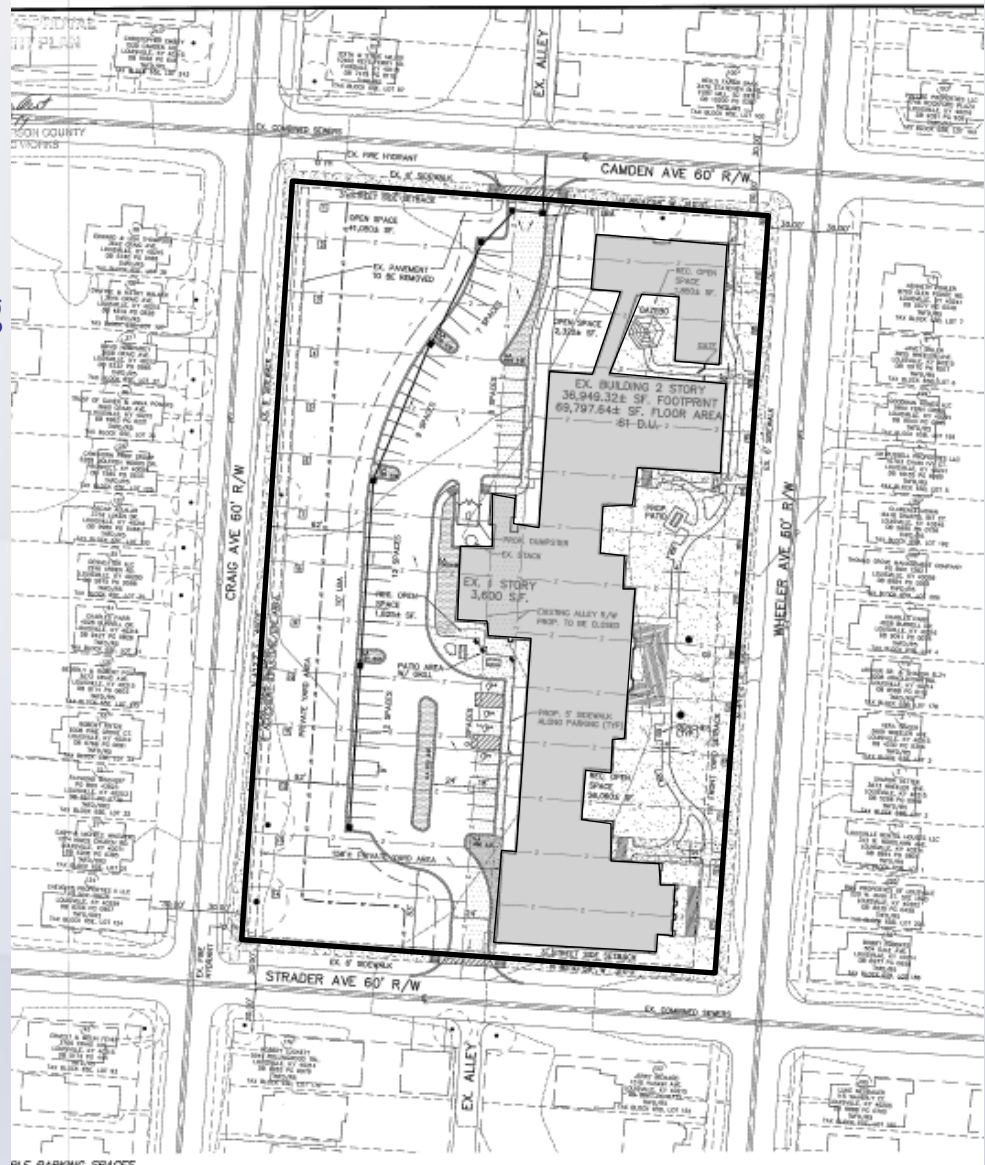
ROAD CLOSURE PLAT
OWNER: LEED PROPERTIES, LLC.
13425 EASTPOINT CENTRE DRIVE, SUITE 125
LOUISVILLE, KENTUCKY 40223
DEED BOOK 9947, PAGE 145
TAX BLOCK 065E, LOTS 250-277
LOCATION: 3670 & 3670R WHEELER AVE.
LOUISVILLE, KENTUCKY 40215
FORM DIST: TN ZONED: R5
DATE: 8/27/14 SCALE: 1"=100'

RECEIVED
SEP 03 2014
SIGNING & DESIGN SERVICES

Applicant's Development Plan

Highlights:

- Apartments
- 69,798 SF existing building
- 61 Housing Units
- 57 Parking spaces
- 28 parcels
- 3.48 acres



Applicant's Development Plan



PC Recommendation

- Public Hearing was held on 10/17/2014
- No one spoke in opposition at the Planning Commission public hearing.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the alley closure and rezoning to Louisville Metro Council (7 members voted)